

1450

E Greg St
SPARKS, NV 89431

INDUSTRIAL

SUBLEASE

**±52,752 - 136,027 SF
AVAILABLE**

SHORT-TERM SUBLEASE SPACE W/ RACKING

Lease Expiration Date: Oct 31, 2026



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**CORFAC
INTERNATIONAL**

1450 E Greg St

SPARKS, NV 89431



Property Features

- Includes 2,114 +/- sf. Office
- 988 +/- sf. shipping / receiving office
- Front loading
- ESFR
- 24' clear height
- (17) dock doors
- (3) drive in doors
- 56' X 48' column spacing
- Cambridge Heating
- Existing Racking in place - can be removed
- Central location within Sparks Submarket
- Great accessibility to labor & amenities
- 0.6 miles from I-80 on / off ramps



Lease Rate | NEGOTIABLE
Building Size | ±52,752 - 136,027 SF
APN | 034-163-17
Year Built | 1995

FLOOR PLAN

±136,027 SF

**FLEXIBLE DEMISING
OPTIONS**

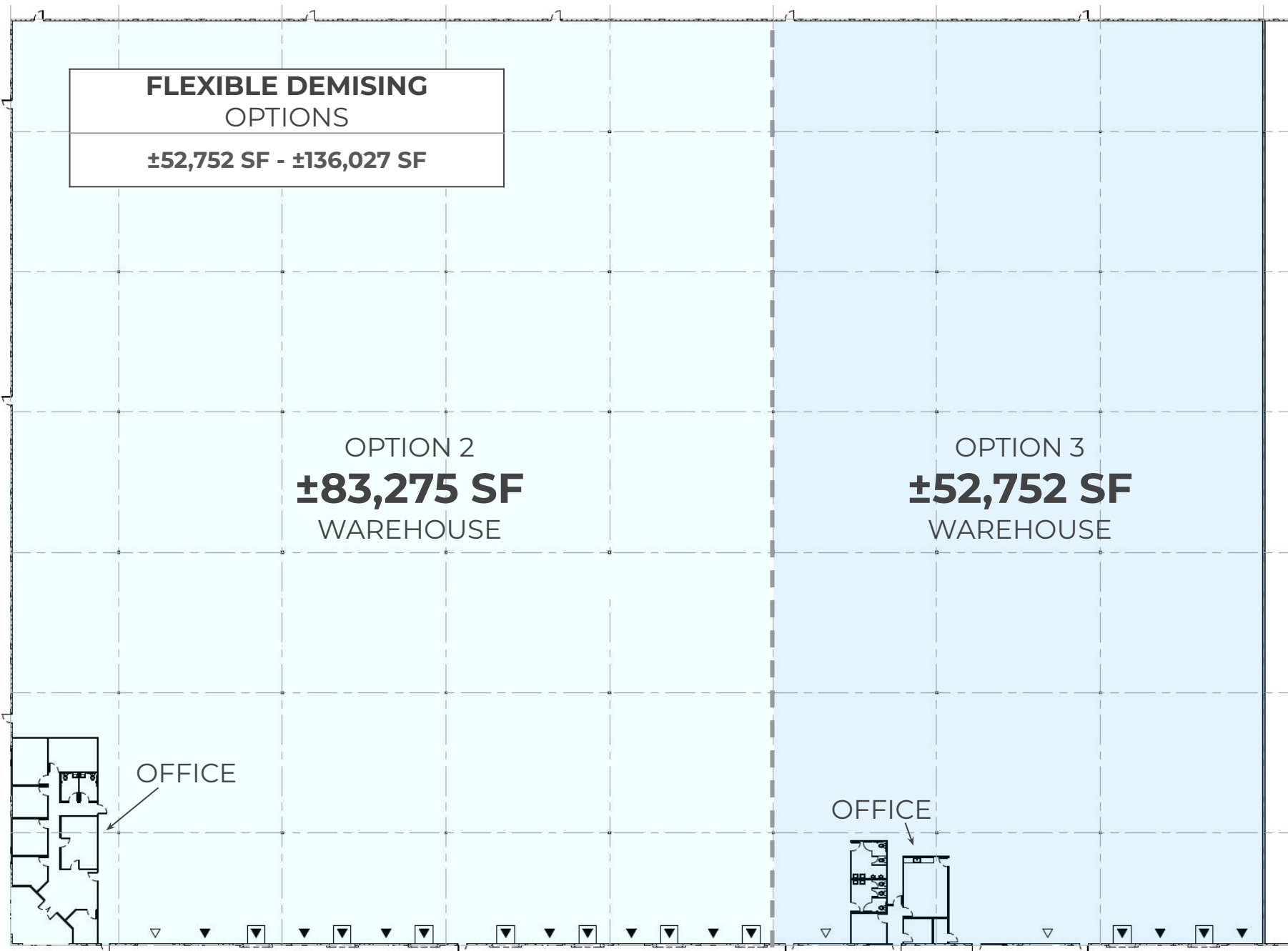
±52,752 SF - ±136,027 SF

OPTION 2
±83,275 SF
WAREHOUSE

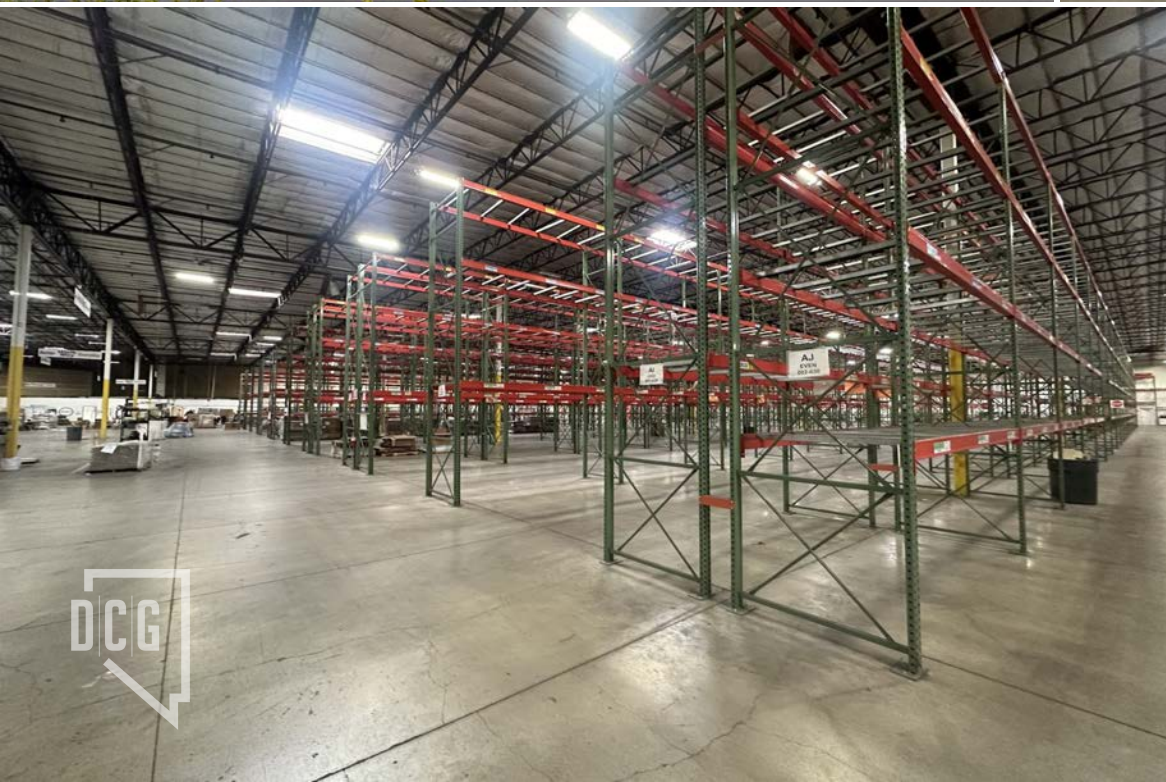
OPTION 3
±52,752 SF
WAREHOUSE

OFFICE

OFFICE



PHOTOS



AREA MAP



1450
GREG STREET

SPARKS
BLVD

E GREG ST



AERIAL MAP

SPARKS MARINA



SPARKS BLVD

**GLENDALE
AVE**



S MCCARRAN BLVD

**1450
GREG STREET**

E GREG ST



**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A SMART CHOICE FOR GROWTH



**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

- U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

- US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



AMERCO



SNC



SIERRA NEVADA CORPORATION



Renown HEALTH



its logistics



MONARCH CASINO RESORT SPA - BLACK HAWK



TAX COMPARISONS

	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%